

Development Review Application #AP26-00004, Sarah Kimball 130 Powers Rd

Justification for setback request:

The administrative reduction is requested for an existing shop, as required by the conditionally approved MSR. Due to the property's steep slopes and the locations of existing and planned development, including the site of the proposed residence, the shop's current location is the only suitable location for the shop. Even if the shop had not already been constructed, it would need to be placed in substantially the same location because there is no other suitable location available for it. Relocating the existing structure would also require its demolition and reconstruction. The requested setback reduction is therefore necessary to allow the existing shop to remain in its current location and to complete the permitting and compliance requirements identified through the MSR process. No new construction or expansion of the shop is proposed as part of this request.